

## ENVIRONMENTAL REVIEW COMMITTEE REPORT

<b>ERC MEETING DATE:</b>	October 6, 2014		
<b>Project Name:</b>	Weston Heights Preliminary Plat		
<b>Project Number:</b>	LUA14-000958, ECF, PP		
<b>Project Manager:</b>	Jill Ding, Senior Planner		
<b>Owner:</b>	Robert Johnseine, 650/684 Nile Avenue NE, Renton, WA 98059		
<b>Applicant:</b>	Justin Holland, Prospect Development, LLC, 2913 5 <sup>th</sup> Avenue NE, Suite 201, Puyallup, WA 98372		
<b>Contact:</b>	Bob Nix, Core Design, Inc., 14711 NE 29 <sup>th</sup> Place, Suite 201, Bellevue, WA 98007		
<b>Project Location:</b>	650/684 Nile Avenue NE, Renton, WA 98059		
<b>Project Summary:</b>	<p>The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 197,974 square foot (4.54 acre) project site into 12 lots for the future construction of single family residences and three tracts (Tracts A, B, and C). The project site is located within the Residential - 4 dwelling unit per acre (R-4) zoning designation and the Residential Low Density (RLD) Comprehensive Plan Land Use designation. The applicant has proposed to cluster Lots 1-9, which are located on the western portion of the project site. The proposed lots would range in size from 4,510 square feet to 11,718 square feet. An existing 31,048 square foot Category 2 wetland is centrally located within the project site, no impacts are proposed to the wetland or buffer area. Access to Lots 1-9 would be provided via a new public street off of Nile Avenue NE, which terminates in a hammerhead turnaround. Access to Lots 10-12 would be provided via a new 26-foot wide private dead end street over an abutting lot to the north, which connects to NE 7th Place. The private street would terminate in a hammerhead turnaround.</p>		
<b>Exist. Bldg. Area SF:</b>	N/A	<b>Proposed New Bldg. Area (footprint):</b>	N/A
		<b>Proposed New Bldg. Area (gross):</b>	N/A
<b>Site Area:</b>	197,974 SF	<b>Total Building Area GSF:</b>	N/A
<b>STAFF RECOMMENDATION:</b>	<p><b>Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).</b></p>		



**Project Location Map**

**PART ONE: PROJECT DESCRIPTION / BACKGROUND**

The proposal is to subdivide a 4.54 acre site composed of parcels 112305-9010 and 112305-9092 into 12 single family residential lots for the future construction of new single family residences. The project site is located within the R-4 (residential 4 dwelling units per acre) zoning designation as well as the Residential Low Density (RLD) Comprehensive Plan Land Use designation. The surrounding properties to the north, south, east, and west of the project site are also zoned R-4.

Lots 1-9 are proposed as a Cluster Development and would be sized according to R-8 development standards in accordance with RMC 4-2-110D.10. The proposed clustering would preserve the existing onsite Category 2 wetland. The Category 2 wetland and a proposed 15-foot wide sight obscuring landscaped buffer along the north boundary of Lots 1-3 and the south boundary of Lots 7-9 would serve as a buffer between the small lot cluster and the surrounding R-4 development pattern.

The proposal to subdivide the 4.54 acre project site into 14 lots, results in a net density of 3.72 dwelling units per acre (after the deduction of 15,069 square feet of right-of-way proposed for dedication, 11,083 square feet proposed for private access easements, and 31,048 square feet of wetland area). The proposed lots would range in size from 4,510 square feet to 11,718 square feet. In addition to the proposed lots, the subdivision would also create three tracts (Tracts A, B, and C). Tract A would be located at the southwest corner of the project site for stormwater detention. Tract B is an open space/critical area tract and would be centrally located within the project site. Tract C is a stormwater detention tract located on the southeastern corner of the project site.

Access to proposed Lots 1-9 is proposed via a new public street (Road A), which terminates in a hammerhead turnaround. Access to proposed Lots 10-12 would be provided via a private street off of NE 7<sup>th</sup> Place, which terminates in a hammerhead turnaround. Frontage improvements are proposed along the project site's Nile Avenue NE frontage as well as along the new public street (Road A). Proposed frontage improvements include paving, curb and gutter, 5-foot sidewalks, and an 8-foot planting strip.

A significant tree inventory was submitted with the application materials, which identified 25 existing significant trees. Of the 25 existing significant trees, the applicant is proposing to retain 7 trees.

**PART TWO: ENVIRONMENTAL REVIEW**

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

**A. Environmental Threshold Recommendation**

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

**Issue a DNS-M with a 14-day Appeal Period.**

**B. Mitigation Measures**

1. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geo Group Northwest, Inc. (dated July 3, 2014)

including the need to over excavate past loose fill and the placing of compacted structural fill.

2. The sewer connection from the east side (Lots 10, 11 & 12) shall be made to the west side via a trenchless construction method to be approved by the City and shall be butt-fusion welded HDPE pipe. There shall be no construction trenches located in the wetland or wetland buffer. The manholes used to make the connection for this pipe shall reside within the proposed paved areas.

### C. Exhibits

Exhibit 1	Neighborhood Detail Map
Exhibit 2	Preliminary Plat Plan
Exhibit 3	Preliminary Grading and Utility Plan
Exhibit 4	Preliminary Tree Inventory Plan
Exhibit 5	Preliminary Landscape Plan
Exhibit 6	Preliminary Technical Information Report (dated revised August 28, 2014)
Exhibit 7	Wetland Report prepared by Sewall Wetland Consulting, Inc. including update letter (dated July 14, 2014)
Exhibit 8	Geotechnical Engineering Study prepared by Geo Group Northwest, Inc. (dated July 3, 2010)

### D. Environmental Impacts

*The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:*

#### 1. Earth

**Impacts:** The applicant indicates that approximately 4,500 cubic yards of cut and 4,130 cubic yards of fill would be required for the construction of the roads, to grade the lots and install the drainage facilities. Additional backfill may be required for utility trenches and would be imported from a local supplier. Temporary erosion control measures would be implemented during construction in accordance with City of Renton requirements.

A Geotechnical Engineering Study prepared by Geo Group Northwest, Inc. (dated July 3, 2014) (Exhibit 8) was submitted with the project application. According to the submitted study, the existing site topography is relatively flat. The onsite soils are mapped as Ground Moraine Deposits (Qgt). The Ground Moraine soils typically consist of glacial till, a mixture of sand, silt, and gravel, which was consolidated by overriding glacial ice. These soils can usually be divided into a surficial loose to medium dense weathered zone which overlies the dense to very dense underlying un-weathered till soils.

A total of 6 test pits (TP-1 through TP-6) were excavated on the western portion of the project site. The test pits were excavated to depths ranging from 3 to 6 feet below ground surface. The soils encountered in the test pits consisted of primarily loose to medium dense sandy SILT overlying dense to very dense gravelly sandy SILT and gravelly silty SAND with varying amounts of cobble. The onsite soils appear to be consistent with the soils mapped on the project site. The soils are

anticipated to be relatively impermeable due to their fine grained texture and underlying dense to very dense condition. No groundwater was encountered in any of the test pits.

The submitted geotechnical report (Exhibit 8) provides recommendations for site preparation and earthwork, foundations, permanent basement and retaining walls, earth pressure, drainage, slab-on-grade floors, footing drains, and pavements. Staff recommends as a SEPA mitigation measure that project construction be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geo Group Northwest, Inc. (dated July 3) (Exhibit 8) including the need to over excavate past loose fill and the placing of compacted structural fill.

**Mitigation Measures:** Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geo Group Northwest, Inc. (dated July 3, 2014) (Exhibit 8) including the need to over excavate past loose fill and the placing of compacted structural fill.

**Nexus:** SEPA Environmental Review Regulations, RMC 4-4-060 Grading, Excavation and Mining Regulations.

## **2. Water**

### **a. Wetland, Streams, Lakes**

**Impacts:** A wetland report, prepared by Sewall Wetland Consulting, Inc. (dated July 14, 2014) (Exhibit 7) was submitted with the application materials. According to the report, a 31,048 square foot Category 2 wetland is centrally located within the project site. A Category 2 wetland requires a 50-foot buffer. The wetland and buffer area are proposed to be located within an Open Space/Critical Area tract and per RMC 4-3-050E.4 would require fencing and signage.

Staff recommends as a SEPA mitigation measure that the sewer connection from the east side (Lots 10, 11 & 12) be made to the west side via a trenchless construction method to be approved by the City and shall be butt-fusion welded HDPE pipe. There shall be no construction trenches located in the wetland or wetland buffer. The manholes used to make the connection for this pipe shall reside within the proposed paved areas. Therefore, provided the above mentioned construction methods are followed, it is anticipated that there would be no adverse impacts to the wetland or buffer area.

**Mitigation Measures:** The sewer connection from the east side (Lots 10, 11 & 12) shall be made to the west side via a trenchless construction method to be approved by the City and shall be butt-fusion welded HDPE pipe. There shall be no construction trenches located in the wetland or wetland buffer. The manholes used to make the connection for this pipe shall reside within the proposed paved areas.

**Nexus:** SEPA Environmental Review Regulations

### **b. Storm Water**

**Impacts:** The applicant submitted a preliminary Technical Information Report (TIR), prepared by Core Design, Inc. (dated revised August 28, 2014) (Exhibit 6). The western portion of the project site is vegetated with lawn and the eastern portion of the site is forested with a centrally located Category 2 wetland. According to the TIR (Exhibit 6) the site does not receive any upstream flow. The existing runoff from the western portion of the project site drains to the west to Nile Avenue NE and drains south in a series of grass or rock lined ditches and culverts on the east side of the street to NE 4<sup>th</sup> Place where it is piped until the outlet to Maplewood Creek.

The proposed 12 lot plat, zoned R-4, is subject to full drainage review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and six special requirements have been discussed in the report (Exhibit 6). The 4.55 acre

site is located within the Lower Cedar River drainage basin. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition and requires a flow control facility sized to match the flow duration of pre-developed rates for forested site conditions over the range of flows extending from half of the 2-year to the full 50 year flow. The project has provided a Level 1 downstream analysis.

Basic water quality will be provided using a wet pond to be located on the east side of the site (R-4 zone) and wet vault proposed on the west side of the site where the applicant is using small lot clustering. Appropriate individual lot flow control BMPs proposed are basic dispersion to help mitigate the new runoff created by this development.

The submitted geotechnical report (Exhibit 8) identifies the soils as Ground Moraine soils which is glacial till. The report (Exhibit 8) states that the soils will allow for some infiltration and that the infiltration rate is low but, if infiltration were proposed that an overflow would need to be provided to an off-site storm water system.

Overall, it is anticipated there would be no impacts to stormwater as a result of the proposed project, provided the project complies with the 2009 King County Surface Water Design Manual, and the Renton Amendments.

**Mitigation Measures:** No further mitigation required

**Nexus:** N/A

### **3. Vegetation**

**Impacts:** A Preliminary Tree Inventory Plan (Exhibit 4) was submitted with the application materials. According to the submitted Preliminary Tree Inventory Plan (Exhibit 4), a total of 25 significant trees are located on the project site, 1 is located within a proposed public street right-of-way, 10 are located within proposed private streets, and 5 are located within the Category 2 wetland and/or buffer area. A total of 7 trees are proposed for retention (of these 5 would be located within the wetland and/or buffer area and 2 would be located outside of the critical area). Compliance with the City's Landscaping and Tree Retention requirements will be required as part of the staff recommendation to the Hearing Examiner.

In addition, the applicant has proposed to install additional vegetation within a 15-foot wide easement in the rear yards of proposed Lots 1-3 and 7-9. The following plantings are proposed within the 15-foot wide easement: Shore Pine, Western Red Cedar, and Western Hemlock and would provide a visual screen for the surrounding development located to the north and south of these lots.

**Mitigation Measures:** No further mitigation required

**Nexus:** N/A

### **4. Noise**

**Impacts:** Temporary construction noise is anticipated as a result of the subject project. The applicant has indicated that construction of the plat improvements is anticipated to begin sometime in 2015. The applicant has indicated that construction would comply with the City of Renton's adopted noise ordinance. As such, the temporary noise impacts are anticipate to be minimal and limited in duration.

**Mitigation Measures:** No further mitigation required

**Nexus:** N/A

## 5. Parks and Recreation

**Impacts:** There are no parks within the immediate vicinity of the project site, however it is anticipated residents of the proposed development would utilize existing parks within the City of Renton Parks system. It is not anticipated that the proposed development would adversely impact the City of Renton parks subject to the payment of code required impact fees.

**Mitigation Measures:** No further mitigation required.

**Nexus:** N/A

## 6. Transportation

**Impacts:** Access to the western portion of the project site would be provided via a new public street, which terminated in a hammerhead turnaround. Access to the eastern portion of the project site would be provided via a 26-foot wide private street, which terminated in a hammerhead turnaround. Frontage improvements including paving, curb and gutter, 5-foot sidewalks, and an 8-foot landscape strip are proposed along the project's Nile Avenue NE frontage and the frontage of the public street.

A traffic study is not required because estimated traffic generated by this plat is not anticipated to exceed 20 vehicles per hour in the AM (6:00 – 9:00) or PM (3:00 – 6:00).

To meet the City's Residential Access Streets standards, the new internal proposed public street shall be designed to have 53 ft. of right of way, with 2 travel lanes at 10ft in width (20 ft of pavement), 6 ft. parking on one side, curb and gutter on both sides with 8 ft. planting strip and 5 ft. sidewalks on both sides.

Existing right-of-way width in Nile Avenue NE fronting the site is approximately 60 feet. Nile Avenue NE is classified as a Collector, with 2 existing lanes would require a right of way width of 83 ft. However, the Transportation Department has a Corridor Plan for Nile Avenue, which requires a reduced right of way width. To meet this plan, the required improvement standards are as follows: 22 ft. wide pavement from the centerline of the road, an 8-foot planting strip behind the 0.5 ft. curb and gutter, a 5-foot sidewalk, for a half street right of way dedication of approximately 35.5 ft. The applicant has submitted an application to the City requesting a modification of the street frontage improvements as outlined in City code 4-9-250C5d. Staff from the City's Plan Review section have preliminarily indicated that the requested modification would be supported. The applicant shall confirm (via survey) if the centerline of the existing roadway and the centerline of the existing right of way width coincide or what the horizontal difference there is between the two. This will determine the exact amount of right of way dedication required to comply with the City's complete streets standards.

It is not anticipated that the proposed project significantly adversely impact the City of Renton's street system subject to the payment of code required impact fees and the construction of code required frontage improvements.

**Mitigation Measures:** No further mitigation required

**Nexus:** N/A

## 7. Fire & Police

**Impacts:** Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development subject to the construction of code required improvements and the payment of code required impact fees.

**Mitigation Measures:** No further mitigation required.

**Nexus:** N/A

#### **E. Comments of Reviewing Departments**

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

**The Environmental Determination decision will become final if the decision is not appealed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680).**

**Environmental Determination Appeal Process:** Appeals of the environmental determination must be filed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057, on or before 5:00 p.m. on October 24, 2014. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall – 7<sup>th</sup> Floor, (425) 430-6510.

#### **ADVISORY NOTES TO APPLICANT**

**The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.**

##### Planning:

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. Tree protection measures as outlined in RMC 4-4-130H.8 including the erection of a 6-foot high chain link fencing around the perimeter of the drip line of protected trees shall be followed during construction.

##### Fire:

1. The fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid at time of building permit issuance. Credit will be granted for the removal of the existing home(s).
2. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a

minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. There is one existing fire hydrants within 300 feet of some of the proposed buildings but not all. A water availability certificate is required from King County Water District 90.

3. Fire department apparatus access roadways are required to be a minimum of 20-feet wide fully paved, with 25-feet inside and 45-feet outside turning radius. Fire access roadways shall be constructed to support a 30-ton vehicle with 322-psi point loading. Roadways exceeding 150-feet require and approved turnaround. Roadway A and B appear to meet city street standards and fire department access requirements. Roadway C exceeds 300-feet long and by city code requires a 90-foot diameter cul-de-sac, which is not provided. Applicant has requested a variance to instead install a hammerhead type turnaround. The Renton Fire Department would support the approval of this variance with the condition that the three homes accessed by Roadway C, Lots 10, 11 and 12 are all fully equipped with an approved automatic fire sprinkler system.

Water:

1. Water service will be provided by King County Water District No. 90. A water availability certificate needs to be submitted with the site plan application to verify if there is sufficient fire flow to meet the fire flow demand for the development as determined by Renton Fire Department. A copy of the approved King County Water District No. 90's plans shall be submitted to the City of Renton.
2. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots. The hydrant proposed on the east side of the development will be required to be installed on the 8-inch diameter portion of the main and after the hydrant connection the main can reduce down to the 4-inch diameter. Per Renton Fire Department, the three homes proposed on the east side (Lots 10, 11, 12) of the development are required to have sprinkler systems installed.
3. This plat shall construct and receive approval of each water service stubs to each building lot prior to recording of the plat.

Sewer:

1. A separate side sewer stub shall be provided to each new lot prior to recording of the plat. Side sewers shall be a minimum 2% slope.
2. As a condition of the plat, the sewer connection from the east side (Lots 10, 11 & 12) shall be made to the west side via a trenchless construction method to be approved by the City and shall be butt-fusion welded HDPE pipe. There shall be no construction trenches located in the wetland or wetland buffer. The manholes used to make the connection for this pipe shall reside within the proposed paved areas.
3. System development charge (SDC) for sewer is based on the size of the domestic meter size. Sewer fees for a ¾" meter or 1-inch meter is \$2,033.00 per new single-family lot. This is payable at the time the utility construction permit is issued.
4. This parcel is subject to two Special Assessment Districts. NE 20th & Jones Ave SAD is based on square footage. The rate is site square footage x a rate of 0.27926559 plus interest. West Kennydale SAD is based on a rate of # new lots x \$1,050. Payment of these fees will be required prior to issuance of utility construction permit.

Surface water:

1. A drainage plan and drainage report dated August 28, 2014 was submitted by CORE Design. The proposed 12 lot plat, zoned R-4, is subject to full drainage review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and six special requirements have been discussed in the report. The 4.55 acre site is

located within the Lower Cedar River drainage basin. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition and requires a flow control facility sized to match the flow duration of pre-developed rates for forested site conditions over the range of flows extending from half of the 2-year to the full 50 year flow. The project has provided a Level 1 downstream analysis. A Declaration of Covenant will be required on the final plat documents. Please include a storm water summary sheet for both the vault and the pond locations (See KCSWDM Appendix 8-D).

2. Basic water quality will be provided using a wet pond to be located on the east side of the site (R-4 zone) and wet vault proposed on the west side of the site where the applicant is using small lot clustering. Appropriate individual lot flow control BMPs proposed are basic dispersion to help mitigate the new runoff created by this development.
3. A geotechnical report, dated July 3, 2104 was submitted by Geo Group Northwest Inc. The report identifies the soils as Ground Moraine soils which is glacial till. The report states that the soils will allow for some infiltration and that the infiltration rate is low but, if infiltration were proposed that an overflow would need to be provided to an off-site storm water system. CONDITION: All recommendations made in the geotech report should be conditioned including the need to over excavate past loose fill and placing of compacted structural fill.
4. Surface water system development fee is \$1,228.00 per new lot. Fees are payable prior to issuance of the construction permit.
5. A Construction Stormwater General Permit from Department of Ecology will be required. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

Transportation:

1. The current transportation impact fee rate is \$1,430.72 per new single family home. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit. Credit will be given to the two existing homes to be demolished.
2. A traffic study is not required because estimated traffic generated by this plat should not exceed 20 vehicles per hour in the AM (6:00 – 9:00) or PM (3:00 – 6:00).
3. Please delineate on plan sheet PO3, where Public Road A ends and Private Road B begins.
4. To meet the City's Private Streets standards, the new internal private roadway C shall be designed to have a minimum of a 26-foot wide easement, with a 20-foot pavement width. No sidewalks are required and the pavement thickness shall be a minimum of 4-inches of HMA over 6-inches of crushed surfacing and top course. Please revise section B-B on sheet PO3.
5. To meet the City's Residential Access Streets standards, the new internal roadway A shall be designed to have 53 ft. of right of way, with 2 travel lanes at 10ft in width (20 ft of pavement), 6 ft. parking on one side, curb and gutter on both sides with 8 ft. planting strip and 5 ft. sidewalks on both sides. Please revise section A-A on sheet PO3.
6. Existing right-of-way width in Nile Avenue NE fronting the site is approximately 60 feet. Nile Avenue NE is classified as a Collector, with 2 existing lanes would require a right of way width of 83 ft. However, the Transportation Department has the Nile Avenue Corridor Plan, which requires a reduced right of way width. To meet this plan, the required improvement standards are as follows: 22 ft. wide pavement from the centerline of the road, an 8-foot planting strip behind the 0.5 ft. curb and gutter, a 5-foot sidewalk, for a half street right of way dedication of approximately 35.5 ft. The applicant will need to submit an application to the City requesting a modification of the street frontage improvements as outlined in City code 4-9-250C5d. The modification would be supported by the City. The applicant shall confirm (via survey) if the centerline of the existing

roadway and the centerline of the existing right of way width coincide or what the horizontal difference there is between the two. This will determine the exact amount of right of way dedication required to comply with the City's complete streets standards. Please revise section C-C on sheet PO3.

7. All driveways shall be located a minimum of 5 ft. from the property lines per RMC 4-4-080. The maximum width of a single family driveway is 9 ft. for a single loaded garage and 16 ft. for a double loaded garage.
8. Applicant may submit an application to the City requesting a modification of the street frontage improvements as outlined in City code 4-9-250C5d.
9. LED Street lighting meeting collector and residential road lighting levels will be required per City of Renton Standards.
10. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.
11. Pavement thickness per RMC 4-6-060 is 4 inches of HMA over 6 inches of crushed surfacing and top course.
12. An access easement will be required for Private Road C prior to receiving a Construction Utility Permit.

General Comments:

1. Separate permits and fees for, water meters, side sewer connection and storm connection will be required.
2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
3. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
4. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.
5. See redline comments on plan sheets.